

051.0

0002

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

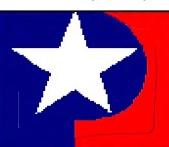
Total Card / Total Parcel

USE VALUE:

1,140,600 / 1,140,600

ASSESSED:

1,140,600 / 1,140,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CENTRAL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CRAIG CAROLINE	
Owner 2: DUNN MATTHEW T	
Owner 3:	

Street 1: 24 CENTRAL STREET
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: DONNELLY TANYA -
Owner 2: FISHER DEAN H -
Street 1: 24 CENTRAL STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION
This parcel contains 3,820 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1860, having primarily Clapboard Exterior and 3228 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R7	APTS MED	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3820		Sq. Ft.	Site		0	70.	1.40	11									374,221						374,200	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
101										35447
3820.000										GIS Ref
766,400										GIS Ref
374,200										Insp Date
1,140,600										11/28/18
Total Card							Entered Lot Size			
0.088										
766,400							Total Land:			
374,200										
1,140,600							Land Unit Type:			
Source: Market Adj Cost										
Total Value per SQ unit /Card: 353.33										
/Parcel: 353.3										

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	051.0-0002-0008.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	766,300	0	3,820.	374,200	1,140,500	1,140,500	Year End Roll	12/18/2019
2019	101	FV	596,400	0	3,820.	374,200	970,600	970,600	Year End Roll	1/3/2019
2018	101	FV	596,400	0	3,820.	251,300	847,700	847,700	Year End Roll	12/20/2017
2017	101	FV	596,400	0	3,820.	240,600	837,000	837,000	Year End Roll	1/3/2017
2016	101	FV	596,400	0	3,820.	219,200	815,600	815,600	Year End	1/4/2016
2015	101	FV	555,100	0	3,820.	176,400	731,500	731,500	Year End Roll	12/11/2014
2014	101	FV	548,400	0	3,820.	157,700	706,100	706,100	Year End Roll	12/16/2013
2013	101	FV	548,400	0	3,820.	149,700	698,100	698,100		12/13/2012

SALES INFORMATION

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif		Notes		
DONNELLY TANYA,	73517-357	1	10/24/2019		1,180,000	No	No					
BAKER ELLEN J	30635-5		9/2/1999		483,900	No	No					
BOUVIER JEFFREY	22079-364		5/29/1992		246,500	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	1247	Porch	8,000	9/2/2015				Replace decking ra
7/22/2013	1107	Redo Kit	47,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	SQ Returned	JO	Jenny O
11/28/2018	Inspected	CC	Chris C
11/12/2018	MEAS&NOTICE	CC	Chris C
5/2/2014	External Ins	PC	PHIL C
2/20/2014	Info Fm Prmt	EMK	Elen K
12/15/2008	Meas/Inspect	163	PATRIOT
6/13/2000	MLS		
1/5/2000	Meas/Inspect	277	PATRIOT
6/1/1990		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	6 - Colonial			Full Bath:	2	Rating:	Average	OF=BSMT SINK AND SHOWER.													
Sty Ht:	2 - 2 Story			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good														
Prime Wall:	2 - Clapboard			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	2	Rating:	Average														
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good														
Color:	MAUVE			A Kits:		Rating:															
View / Desir:				Fpl:	2	Rating:	Average														
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	B+ - Good (+)			CONDOS INFORMATION																	
Year Blt:	1860	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:	G15	Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				1	7	3											
Sec Int Wall:		%		Economic:																	
Partition:	T - Typical			Special:																	
Prim Floors:	4 - Carpet			Override:																	
Sec Floors:	3 - Hardwood	25	%	Total:	4.6	%															
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.:	1.10083723																
Electric:	2 - Good			Const Adj.:	1.06315124																
Insulation:	3 - Typical			Adj \$ / SQ:	146.295																
Int vs Ext:	S			Other Features:	132500																
Heat Fuel:	2 - Gas			Grade Factor:	1.46																
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	803358				Juris. Factor:	1.00	Before Depr:	213.59									
% Com Wall:		% Sprinkled:		Depreciation:	36954				Special Features:	0	Val/Su Net:	226.21									
				Deprecated Total:	766403				Final Total:	766400	Val/Su SzAd:	329.07									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS																					
PARCEL ID 051.0-0002-0008.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	19X6	A	AV	1990		0.00	T	23.2	101									
More: N				Total Yard Items:				Total Special Features:				Total:									

